

STATE OF WASHINGTON
OFFICE OF
COMMISSIONER OF PUBLIC LANDS

Olympia, December 2, 1944

To the Honorable Commissioner of Public Lands, Olympia, Wash.:

SIR: I herewith submit the following report on Application No. 1362 by (b) (6), Box 824, Port Orchard, Washington to re-lease harbor area in front of part of Government Lot 7, Section 11, Township 24 north, Range 1 east, W. M. on the south part of Port Washington Narrows in the city of Bremerton in Kitsap County.

The portion covered by this reduced application is all inside of the city of Bremerton, but outside of the port district. Applicant has held Lease No. 1044 issued to him November 1, 1934 for a term of ten years. The annual rental has been uniformly twelve dollars since the issuance of the lease. Lease No. 1044 covered the harbor area in front of parts of Lots 6 and 7, Section 11, Township 24 north, Range 1 east, W. M., between the easterly line of Waterway No. 4 and a line running across the harbor area to the outer harbor line at right angles thereto from the intersection with the west line of Lot 15, Bay View Garden Tracts. Lease No. 1044 had a frontage along the outer harbor line of approximately 650 feet and a frontage along the inner harbor line of approximately 846 feet.

The following is a note dated March 10, 1944 attached to application No. 1074: (b) (6) Bremerton, Washington, called today and stated that he is considering the purchase of west 60 feet of Lot 7, Section 11, Township 24 north, Range 1 east, W. M. and that he will need a harbor area lease in front of that property if he does purchase it. He is considering building a shop and marine ways at this location for repairing boats. Signed - Reed."

The following is a note dated September 16, 1944 attached to application No. 1074: (b) (6) Bremerton, Washington, called today and stated that they own the portion of Lot 6 in the southeast part of said Lot 6 lying southeast of the line of ordinary high tide as shown on Plate 5, of Bremerton Tide Lands and that they wish a lease of the harbor area in front of their property described as follows:

Commencing at the SE cor. of Gov't Lot 6, Sec. 11, T. 24 N., R. 1 E., W. M., thence N 00° 08' 20" W 291.49 ft., being the true point of beginning, thence continuing N 00° 08' 20" W, 206.93 ft. to the harbor line, thence N 74° 00' 00" W, 2.96 ft., thence S 29° 25' 40.2" W 403.64 ft., thence N 48° 20' 00" E 125.00 ft., thence N 60° 44' 00" E., 124.13 ft. to the place of beginning. Signed - Reed."

(b) (6) left an application which was not accepted for filing but attached to the jacket for application No. 1074 to show his wishes. He stated he wished the area for a term of 25 years for slips in connection with a boat repair shop.

A note on our tide land index plate dated June 7, 1944 showed Mr. (b) (6) Bremerton, Washington, as owning the portion of Government Lot 7, Section 11, Township 24 north, Range 1 east, W. M. lying west of Bay View Garden Tracts (now Supplemental Plat of Bay View Garden Tracts) subject to a contract of sale to (b) (6) (b) (6) covering the west 60 feet of said Lot 7.

Attached to the file for application No. 1074 are two agreements.

The first between (b) (6) and (b) (6) dated October 22, 1941, in which (b) (6) agrees to sell the use of certain personal property located in the vicinity of the north end of Thompson Drive for a period of 14 years. This appears to cover an area lying to the west of

Thompson Drive on the easterly part of the harbor area covered by Lease No. 1044. This agreement was approved by the Commissioner of Public Lands.

The second covers an agreement by the said (b) (6) and the Richfield Oil Company dated January 10, 1942, in which (b) (6) agrees to sell Lot 9 and part of Lot 10 of the Supplemental Plat of Bay View Garden Tracts to said Richfield Oil Company and allows certain easements over other property and agrees to sell to the Richfield Oil Company the right to use the harbor area during the term of (b) (6) lease and extension or renewal thereof until October 31, 1954. This agreement was approved by the Commissioner of Public Lands.

(b) (6) by telephone conversation, agreed to reduce his application to include only the easterly 450 feet of the portion covered under Lease No. 1044. This will have the effect of leaving the area in front of the (b) (6) property and the (b) (6) property open and leaving an area having a frontage of about 65 feet on the inner harbor line for an outlet for (b) (6) or the improvements which he might wish to place on the area.

As the inner boundary of the harbor area coincides with the upland ownership at this location, no land classified as tide land is left between the harbor area and the upland ownership.

The application states that the area is desired for a term of ten years for industrial purposes. The application states, in answer to the question "Are you the owner of the abutting uplands?" - "abutting east portion only." However, if the information concerning (b) (6) ownership is correct, applicant does not own any lands abutting upon the harbor area desired. In answer to the question "If not, give name and P. O. address of such owner", he states "property abutting southern portion owned by (b) (6) Bremerton, Washington." The Metsker's Atlas shows

(b) (6) as the owner of the portion of Government Lot 7. This atlas is dated 1936 and it would appear that (b) (6) is the successor in interest to (b) (6)

Applicant states that there are improvements on the desired area and refers to specifications and descriptions filed in the Land Commissioner's Office. He further states "no additional improvements anticipated at this time - present value \$7,000.00." He gives Richfield Oil Company and (b) (6) as the owners of the improvements. This appears to indicate that he is referring to the agreements previously mentioned in this report.

(b) (6) called by telephone on December 1, 1944 and stated that he was unable to obtain mounted paper or anyone to make the regulation exhibits and requested that prints, which he left in this office on November 22, 1944, be accepted in lieu of the regulation exhibit. The exhibits cover substantially the requirements of regulation exhibits but they are not in regulation form. Wartime difficulty in obtaining professional services of a registered engineer is probably legitimate excuse in this case. The prints show a house near the inner harbor line, near the easterly end of the harbor area and a float walk running out to another float on which is located a workshed from which another float walk or cat walk is located running further out into the harbor area. These are probably the improvements included in those mentioned in the agreement with (b) (6)

(b) (6)

The prints also show a pipe line leading from Lot 11 on the Supplemental Plat of Bay View Garden Tracts. This line shows an apparent change which leads it into the extreme southwest corner of the adjoining

harbor area tract to the east and then runs westerly into the harbor area covered by this application No. 1362, for a distance of approximately 30 feet, then turns toward the outer harbor line for a distance of approximately 240 feet, supported on piling and ends on the middle of a structure running east and west having a length of about 90 feet between two dolphins, being apparently a pipe line supported on piling with a cat walk on the shoreward side of it. The extreme westerly dolphin is about 115 feet from the easterly end of the harbor area desired.

By letter of November 27, 1944, County Assessor of Kitsap County places a full valuation of \$1800.00 on the harbor area covered by the original application, the portion covered by lease No. 1044. Lease No. 1044 covered approximately 3.3 acres. The reduced application covers approximately 2.0 acres. We believe that in this case a proportioning of valuation and rental on a basis of acreage would be an equitable division. On that basis, the valuation for the area covered by the reduced application No. 1362 would be very close to \$1100.00. At 6%, that would give an annual rental of \$66.00 for the first period.

The reduced area may be described as follows:

That portion of the harbor area lying in front of Government Lot 7, Section 11, Township 24 north, Range 1 east, W. M. described as follows:

Beginning at the intersection of the west line of Lot 15 Bay View Garden Tracts (Lot 11 of Supplemental Plat of Bay View Garden Tracts) with the inner harbor line and run thence N 16° 00' 00" E 215 feet, more or less, to the outer harbor line, thence N 74° 00' 00" W 450 feet, thence S 16° 00' 00" W 195 feet, more or less, to the inner harbor line, thence S 74° 55' 00" E 193 feet, more or less, to an angle point in said inner harbor line, thence S 63° 38' 00" E 148.126 feet and thence S 75° 45' 57.8" E 112 feet, more or less, to the point of beginning, as shown on the official maps of Bremerton

Tide Lands on file in the office of the Commissioner of
Public Lands in Olympia, Washington.

APPROXIMATE DIMENSIONS

Length along outer harbor line----- 450 feet
Length along inner harbor line----- 453 feet
Average width of harbor area----- 194 feet
Area----- 2.0 acres

Respectfully submitted,

Raymond F. Reed
Chief Engineer

RFR:er
Appl. 1362